

BOARD OF APPEAL REFERRALS

February 15, 1979

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 Commercial Wharf East Condominium Association
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MEMORANDUM

February 15, 1979

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert J. Ryan, Director

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 2/27/79

Z-4303

One-story masonry structure

Shawmut Council #170 Building
 Association, Knights of Columbus
 156-158 Wachussetts Street,
 Jamaica Plain
 At Patten Street

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from church to church and miscellaneous hall.

Violation(s):

SectionRequiredProposed

8-7 Miscellaneous hall is forbidden in an R-.5 district.

Facility is existing. Basement hall was used by former United Methodist Church for special functions; petitioner has renovated it for similar use. The chapel has been retained for ceremonial activities. There is neighborhood support. Recommend approval.

VOTED: In reference to Petition Z-4303, brought by Shawmut Council #170 Building Association, Knights of Columbus, 156-158 Wachussetts Street, Jamaica Plain, for change of occupancy from church to church and miscellaneous hall in a Residential (R-.5) District, the Boston Redevelopment Authority recommends approval. Uses are similar to those of former church use. There is neighborhood support.

156 -158 WACHUSETTS ST.
(J.P.)



Board of Appeal Referrals 2/15/79

Hearing: 2/27/79

Z-4315

T.H.E. Insurance Company
 52 Church, 56 Piedmont,
 25 Winchester Streets, Boston

One-story structure.

District(s): apartment H-2 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from Film Exchange to office
 building; erect one-story addition.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Office building is forbidden in an H-2 District.		
18-1. Front yard is insufficient.	20 ft.	6 ft.
20-1. Rear yard is insufficient	20 ft.	0

Office use has existed for several years. Expansion will be in form of second floor. Violations are technical and will not have an adverse impact on this commercial-residential area. Recommend approval with proviso.

VOTED: In reference to Petition Z-4315, brought by T.H.E. Insurance Company, 52 Church, 36 Piedmont, 25 Winchester Streets, Boston, for a forbidden use and two variances for change of occupancy from Film Exchange to office building and erect a one-story addition in an Apartment (H-2) District, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



COMMON

Z-4315

52 CHURCH ST.
36 PIEDMONT ST.
25 WINCHESTER ST.
(B.P.)

BOSTON

CENTRAL
BURIAL
GROUND

GARDEN

PUBLIC

POND

STREET

SQUARE

PARK

HADASSAH WAY

BOYLSTON

ARLINGTON

STREET

ELIOT

AVENUE

CHURCH

COLUMBUS

BROADWAY

ST

STUART

STREET

PIEDMONT

WINCHESTER

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WARRENTON

TREMONT

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Board of Appeal Referrals 2/15/79

Hearing: 2/27/79

Z-4316
 David R. Keller
 22 Monument Square
 Charlestown
 at Monument Street

Four-story masonry structure.

District(s): apartment H-1 general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing _____

Purpose: Change occupancy from two-family
 dwelling and twelve lodgers to four apartments.

Violation(s):

SectionRequiredProposed

8-7. Any dwelling converted for more families
 which does not meet the requirements of
 open space is forbidden in an H-1 District.

17-1. Open space is insufficient

400 sf

180 sf.

Apartment units are desirable and consistent with
 residential area. Adjacent Bunker Hill National Park
 mitigates open space deficiency. No opposition from
 abutters. Recommend approval with proviso.

VOTED: In reference to Petition Z-4316, brought
 by David R. Keller, 22 Monument Square,
 Charlestown, for a forbidden use and
 variance for change of occupancy from two-
 family dwelling and twelve lodgers to four
 apartments in an apartment (H-1) District,
 the Boston Redevelopment Authority recommends
 approval provided occupancy is limited to four
 apartments. Adjacent Bunker Hill National Park
 mitigates open space deficiency.



Z-4316
22 MONUMENT SQ.
(CHSN.)

Board of Appeal Referrals

2/15/79

Hearing: 2/27/79

Z-4318, -4345
Sunmark Industries
561 Centre Street
Jamaica Plain
at Goodrich Road

Gas Station

District(s): apartment _____ general business _____ industrial _____
residential _____ local business L-1 waterfront _____
single family _____ manufacturing _____

Purpose: Erect storage and rest room structure
for self-service gas station; erect kiosk
and canopy.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Gas Station is conditional in an L-1 District.		
20-1. Rear yard is insufficient	20 ft.	6 ft.

Residential properties which surround the site would be significantly impacted by the operation and increased activities of the self-service facility. There is neighborhood opposition. Recommend denial.

VOTED: In reference to Petitions Z-4318, -4345, brought by Sunmark Industries, 561 Centre Street, Jamaica Plain, for a conditional use to erect a storage-rest room structure, kiosk and canopy for self-service station in a local business (L-1) District, the Boston Redevelopment Authority recommends denial.

Residential properties which surround the site would be significantly impacted by the operation and increased activities of the self-service facility. There is neighborhood opposition.



561 CENTRE ST
(J.P.)
Z-4318
Z-4345

Board of Appeal Referrals

2/15/79

Hearing: 3/6/79

Z-4322

Edward E. Zuker, Trustee
15 Brainerd Rd., Allston
near Harvard Ave.

Parking lot.

District(s):	apartment H-1 _____	general business _____	industrial _____
	residential _____	local business _____	waterfront _____
	single family _____		manufacturing _____

Purpose: Use premises for public parking lot for fee.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. Parking lot is forbidden in an H-1 district.		
18-1. Front yard is insufficient.	25 ft.	0
20-1. Rear yard is insufficient.	20 ft.	0

Facility, with accommodations for 40 cars, would tend to alleviate on-street parking and congestion. Community supports proposal. Recommend approval with provisos.

VOTED: In reference to Petition Z-4322, brought by Edward E. Zuker, 15 Brainerd Road, Allston, for a forbidden use and two variances to use premises for public parking lot for fee in an apartment (H-1) District, the Boston Redevelopment Authority recommends approval with the following provisos: that spaces be rented to Allston-Brighton residents; that no hourly or commercial parking be allowed.

Z-4322
15 BRAINERD ROAD
(ALLSTON)



Board of Appeal Referrals 2/15/79

Hearing: 3/6/79

Z-4341

Irish Social Club Inc. of Boston
 117-125 Park Street
 West Roxbury
 near Corey Street

One-story masonry structure.

District(s): apartment _____ general business _____ industrial _____
 residential _____ local business _____ waterfront _____
 single family _____ manufacturing M-1

Purpose: Change occupancy from bowling alleys
 to private social club.

Violation(s):

SectionRequiredProposed

8-7 A private club is conditional in an M-1
 District.

Petitioner has been unwilling to disclose nature and details of proposed facility particularly hours of operation and securing of liquor license. Local resident organizations have expressed concern about impact on surrounding residential area and local business community.

Petitioner should meet with local resident and business community organization, Little City Hall and Authority staff to address and resolve issues. Recommend denial as submitted.

VOTED: In reference to Petition Z-4341, brought by Irish Social Club, Inc. of Boston, 117-125 Park Street, West Roxbury, for a conditional use for a change of occupancy from bowling alleys to private social club in a manufacturing (M-1) District, the Boston Redevelopment Authority recommends denial as submitted. Petitioner has been unwilling to disclose nature and details of proposed facility particularly hours of operation and securing of liquor license. Local resident organizations have expressed concern about impact on surrounding residential area and local business community.

Petitioner should meet with local residents and business community organizations, Little City Hall and Authority staff to address and resolve issues.



Z-4341
117-125 PARK ST.
(W.R.)

Board of Appeal Referrals

2/15/79

Hearing: 2/27/79

Z-4351
 20-24 Newbury Associates
 20-24 Newbury Street,
 Boston
 near Berkeley Street

Five-story structure.

District(s):	apartment_____	general business B-4-70	industrial_____
	residential_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: Change occupancy from stores and offices
 to stores, offices and school.

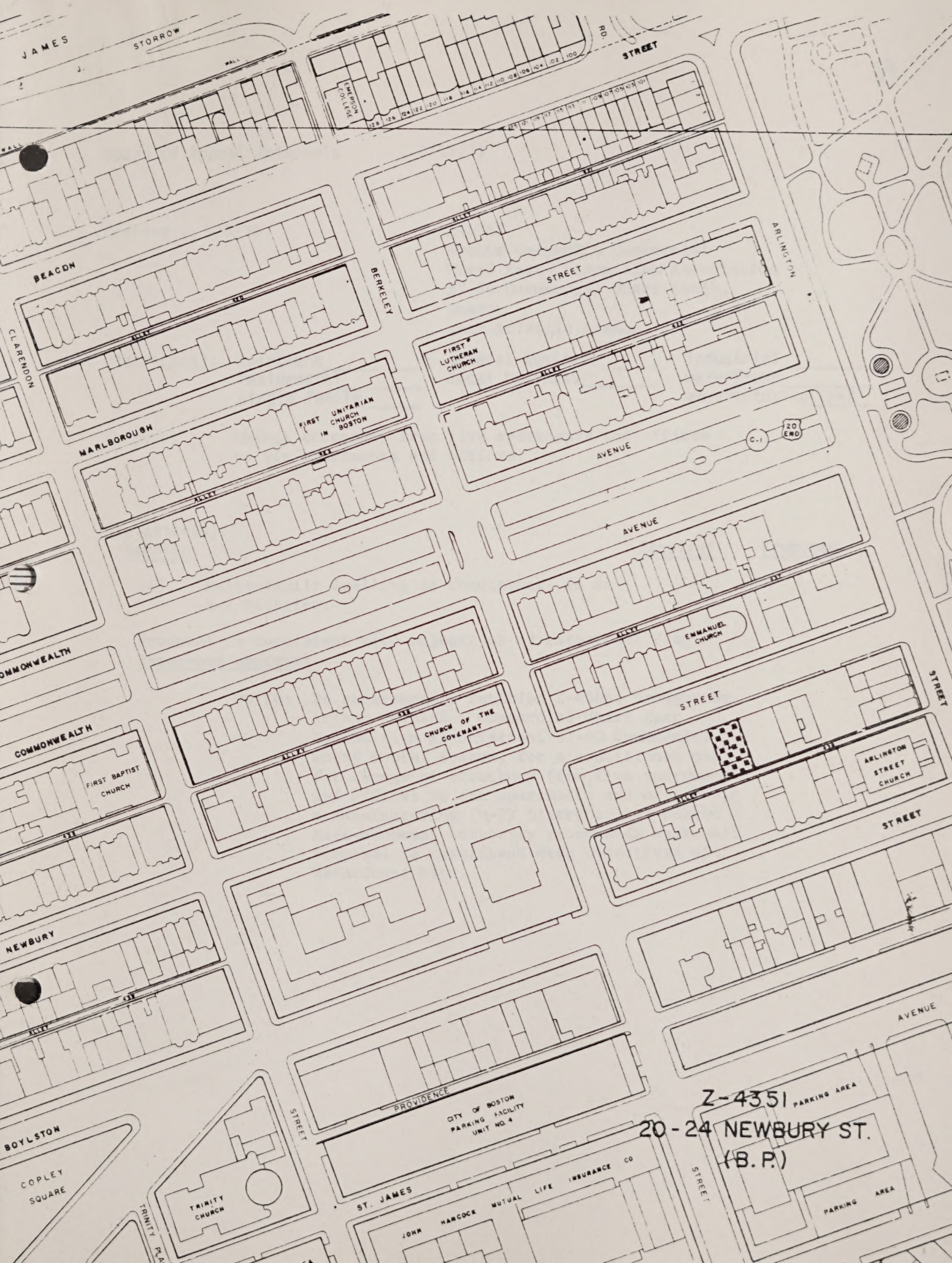
Violation(s):

SectionRequiredProposed

8-7. A school is conditional in a B-4-70 District.

First National Aesthetic School of America, Inc. will provide instruction in the care and make up of skin. Similar facilities exist in the immediate area. Recommend approval.

VOTED: In reference to Petition Z-4351, brought by 20-24 Newbury Associates, 20-24 Newbury Street, Boston, for a conditional use for change of occupancy from stores and offices to stores, offices and school in a General Business (B-4-70) District, the Boston Redevelopment Authority recommends approval. Proposed facility is consistent with general commercial area.



Z-4351
20-24 NEWBURY ST.
(B.P.)

8

Board of Appeal Referrals

2/15/79

Hearing: 3/6/79

Z-4366

Arthur Colpack & Commercial
Wharf East Condominium Association
57-60 Commercial Wharf South,
Boston
near Atlantic Avenue

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-2

Purpose: Change occupancy from five apartments and offices
to six apartments and offices.

Violation(s):

Section

Required

Proposed

8-7. Multi-family dwelling is conditional in an
M-2 District.

Proposal is consistent with objectives of Waterfront Plan.

Recommend approval.

VOTED: In reference to Petition Z-4366, brought by
Arthur Colpack & Commercial Wharf East
Condominium Association, 57-60 Commercial
Wharf South, Boston, for a conditional use
for change of occupancy from five apartments
and offices to six apartments and offices in
a Manufacturing (M-2) District, the Boston
Redevelopment Authority recommends approval.
Proposal is consistent with objectives of
Waterfront Plan.

57-60 COMMERCIAL WHARF SOUTH
(B.P.)

Z-4366

